

When Technologies are Ahead of the Building Code

April 4, 2024

Skye Masson, City of Georgetown
– Georgetown, TX

Andrea Schokker, the American Concrete Institute
& the University of Minnesota Duluth
- Duluth, MN



1



History of Building Codes in Texas

- Prior to 2001, Texas had no statewide codes for residential or commercial buildings. Instead individual cities chose what codes to adopt and what to amend
 - Uniform Building Codes and the Southern Standard Building Code were most common.
- In 2001, the Legislature enacted a series of laws to adopt the International Codes for the State starting with the International Residential Code, National Electric Code, International Energy Conservation Code, and the International Building Code.

2

Current State Building Codes

**not an exhaustive list*

- Municipal commercial–2012 International Building Code (LGC 214.216)
- Municipal residential–2012 International Residential Code (LGC 214.212)
- Industrial/Modular–Mixture of 2014, 2015 and 2021 codes (TAC 16.70.100)
- Plumbing– 2018 Uniform Plumbing Code and 2018 International Plumbing Code(TAC 22.17.367.2)
- Municipal Electrical–2001 National Electrical Code (LGC 214.214)
- County Fire–2005 International Fire Code (LGC Sec 233.062)
 - Limited to certain larger counties

City Adoption of Codes

- Prior list are the “state” codes.
- To adopt a specific code and make local amendments, the City must
 - Hold a public hearing on the local amendment
 - Adopt the local amendment by Ordinance.
- Generally, cities do have the option to adopt a more recent International Code.
- In adopting a code, cities will always need to make certain local amendments for enforcement, authority, appeals process, and to fill in blank spots highlighted in the front of code books.



City of Georgetown Codes

- Currently, the City has adopted the 2021 International Residential Code with 14 local amendments and the 2021 International Fire Code with over 50 local amendments.
 - Also have adopted 2021 versions of the International Building Code, International Property Maintenance Code, International Mechanical Code, International Plumbing Code, Energy Conservation Code, International Swimming Pool and Spa Code, International Fuel Gas Code, International Existing Building Code and the NPFA 70 2023 National Electric Code.
- The Chief Building Official and the Fire Code Official are responsible for almost all enforcement related to these codes.
- Previously the City had adopted the 2015 International Codes.



This Photo by Unknown Author is licensed under CC BY-SA-NC

5

**And none of that was
enough...**



6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: When Technologies are Ahead of the Building Code

Also available as part of the eCourse

[When Technologies Are Ahead of the Building Code](#)

First appeared as part of the conference materials for the
28th Annual Land Use Conference session

"When Technologies are Ahead of the Building Code"